



City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Rami Talleh, Associate Planner *[Signature]*
DATE: January 23, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 07-036 (HUNTINGTON BEACH WETLANDS RESTORATION)

LOCATION: 21900 Pacific Coast Highway, 92648 (North of Pacific Coast Highway between the Santa Ana River and AES Power Plant)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

Conditional Use Permit No. 07-036 represents a request to grade and dredge approximately 290,000 cubic yards (CY) of sediment in conjunction with the restoration of the Huntington Beach wetlands. The wetlands are bounded by Pacific Coast Highway to the south, AES Power Plant to the west, Huntington Beach Channel to the north, and the Santa Ana River to the east. The proposed project will restore approximately 130 acres of the Talbert Marsh, Brookhurst Marsh, Magnolia Marsh, and Talbert Ocean Channel. The proposal also includes the maintenance dredging of Talbert Marsh and Ocean Channel a minimum two times after initial construction. The proposed project will clear the Talbert Ocean Channel to its original condition and add a sediment trap within the channel, remove sand shoals, construct a sediment trap in Talbert Marsh, and introduce tidal flow to Brookhurst and Magnolia Marshes.

The process of issuing permits for the proposed project involves multiple agencies and several permits. Due to the jurisdictional issues, the applicant, City staff, and Coastal Commission staff met to discuss the appropriate process to issue permits. It was determined that approval of a conditional use permit for grading and a "Approval-in-Concept" coastal development permit for habitat and wetland restoration is required from the City. The "Approval-in-Concept" permit for the restoration of the wetlands is required because portions of the project area are located within the Original Permit Jurisdiction of the California Coastal Commission. The area encompasses wetlands that are tidally influenced such as the Talbert Marsh and Ocean Channel. Approval of a final coastal development permit for habitat and wetland restoration is required from the California Coastal Commission.

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	OS-C (Open Space – Conservation)	CC-CZ (Coastal Conservation /Coastal Zone)	Wetlands
North of Subject Property (across Huntington Beach Channel):	P (Public) and RL-7 (Residential Low Density – Maximum 7 units per acre)	PS (Public-Semipublic), RL (Residential Low Density), IL (Industrial Limited)	Storage tanks, single family residential, and Orange County Sanitation District Treatment Plant No. 2
East of Subject Property:	Santa Ana River	Santa Ana River	Santa Ana River
South of Subject Property: (across PCH)	OS-S (Open Space – Shore)	OS-S (Open Space – Shoreline Subdistrict/Coastal Zone)	Pier/Beach
West of Subject Property:	P (Public)	PS-CZ (Public-Semipublic)	AES Power Plant

APPLICATION PROCESS AND TIMELINES

The application has not been deemed complete. The project is incomplete pending review and adoption of a Mitigated Negative Declaration by the County of Orange. The County is scheduled to review the MND at a meeting on January 29, 2008. A breakdown of the permit process is as follows:

1. Environmental review and certification by the County of Orange.
2. Conditional use permit approval and “Approval-in-Concept” by the City of Huntington Beach.
3. Coastal development permit approval by the California Coastal Commission.

Upon accepting the application as complete and timely receipt of the adopted MND, the project is tentatively scheduled for a study session on February 26, 2008 and public hearing on March 11, 2008.

CEQA ANALYSIS/REVIEW

The project is subject to environmental review per the California Environmental Quality Act (CEQA). Because the project consists of work within County of Orange flood control channels, the applicant has elected to file a Mitigated Negative Declaration (MND) with the County of Orange. Therefore, the County is the lead agency as it pertains to the environmental review process. The City as a responsible party reviewed the environmental document and commented during the comment period. It is anticipated that the County will take action on a MND on January 29, 2008. The MND will be transmitted to the Planning Commission upon receipt by the City of Huntington Beach.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

Comments from other City Departments have been transmitted to the applicant separately. The Code Requirements letter was transmitted on November 28, 2007 and is attached for informational purposes only (Attachment No. 3).

PUBLIC MEETINGS, COMMENTS AND CONCERNS

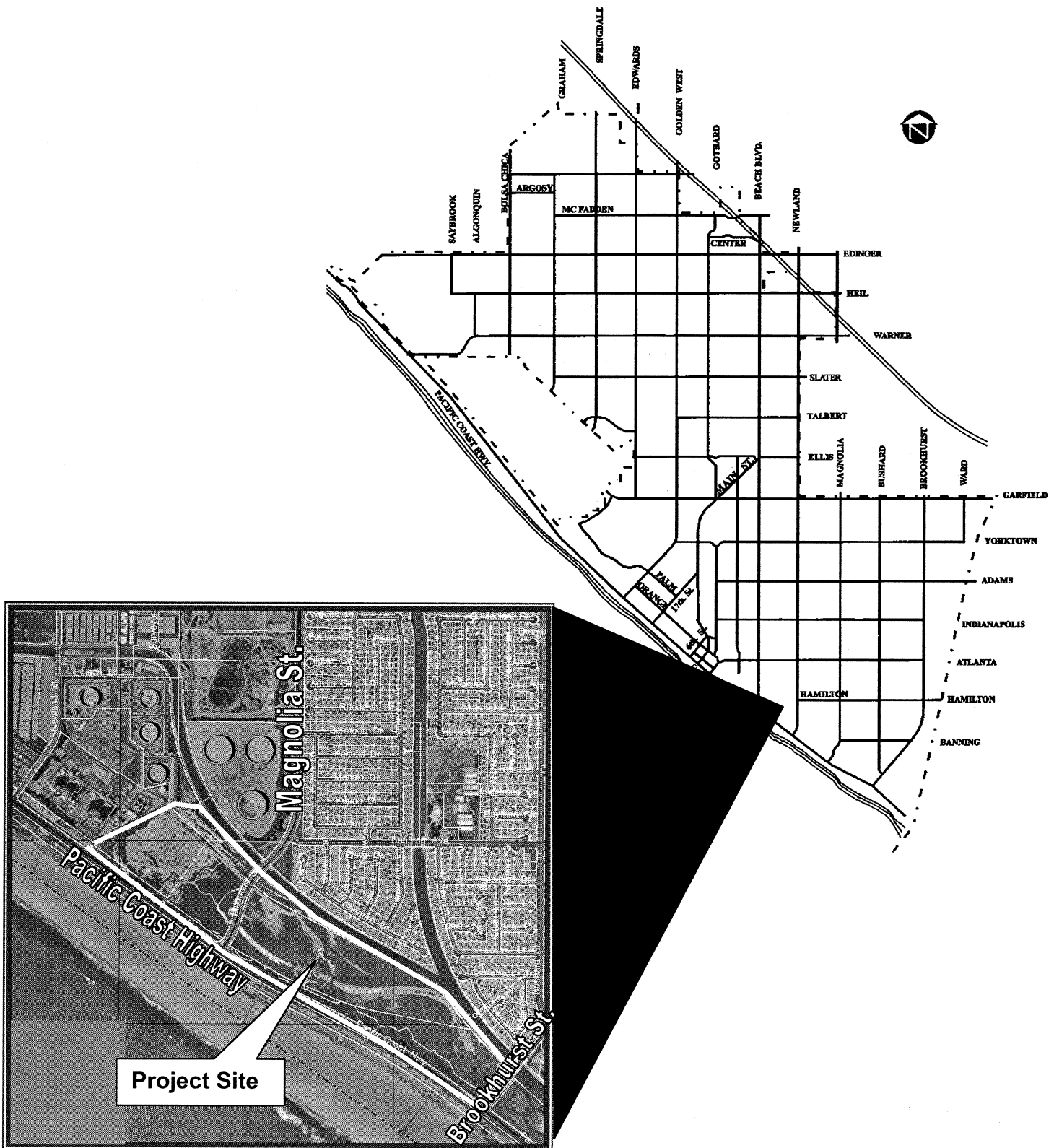
The applicant held a neighborhood meeting regarding the proposed project on September 27, 2007. Approximately 30 to 40 people from the neighborhood and interested state and non-profit agencies attended the meeting. No other public meetings have been held.

PLANNING ISSUES

The primary issues with the proposed wetlands restoration project are grading of the land, dredging for tidal influence, disposal of the excess material, and habitat restoration. In addition, the project will be reviewed for compliance with the Coastal Conservation and Coastal Zone zoning district requirements, consistency with the Coastal Element of the General Plan and the California Coastal Act.

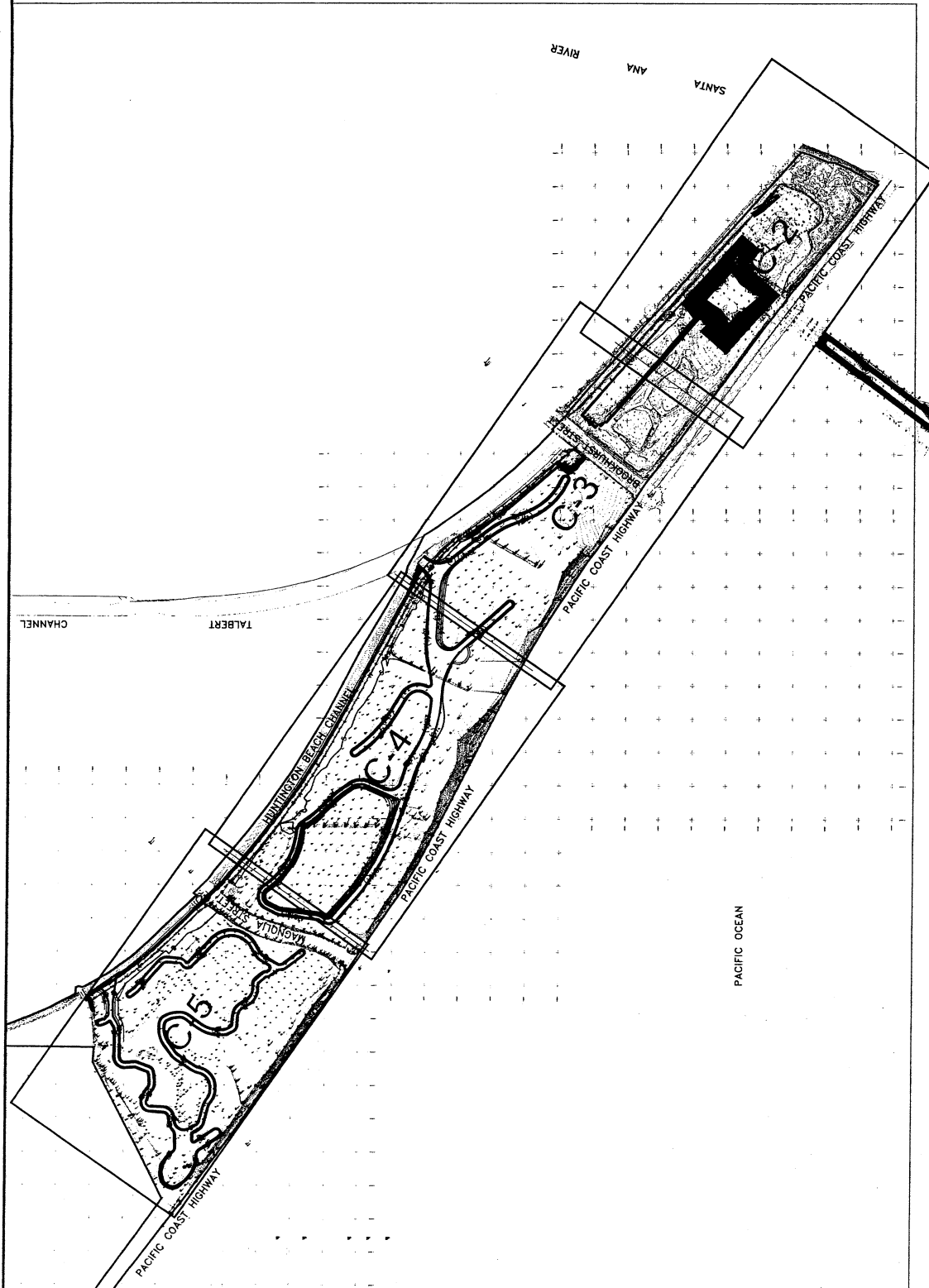
ATTACHMENTS:

1. Vicinity Map
2. Site plan received and dated October 1, 2007, 2007
3. Code Requirements Letter dated November 28, 2007 (for informational purposes only)
4. Project Narrative dated October 1, 2007
5. PowerPoint Presentation prepared by Huntington Beach Wetlands Conservancy



VICINITY MAP
CONDITIONAL USE PERMIT NO. 07-036
(HUNTINGTON BEACH WETLANDS RESTORATION PROJECT)

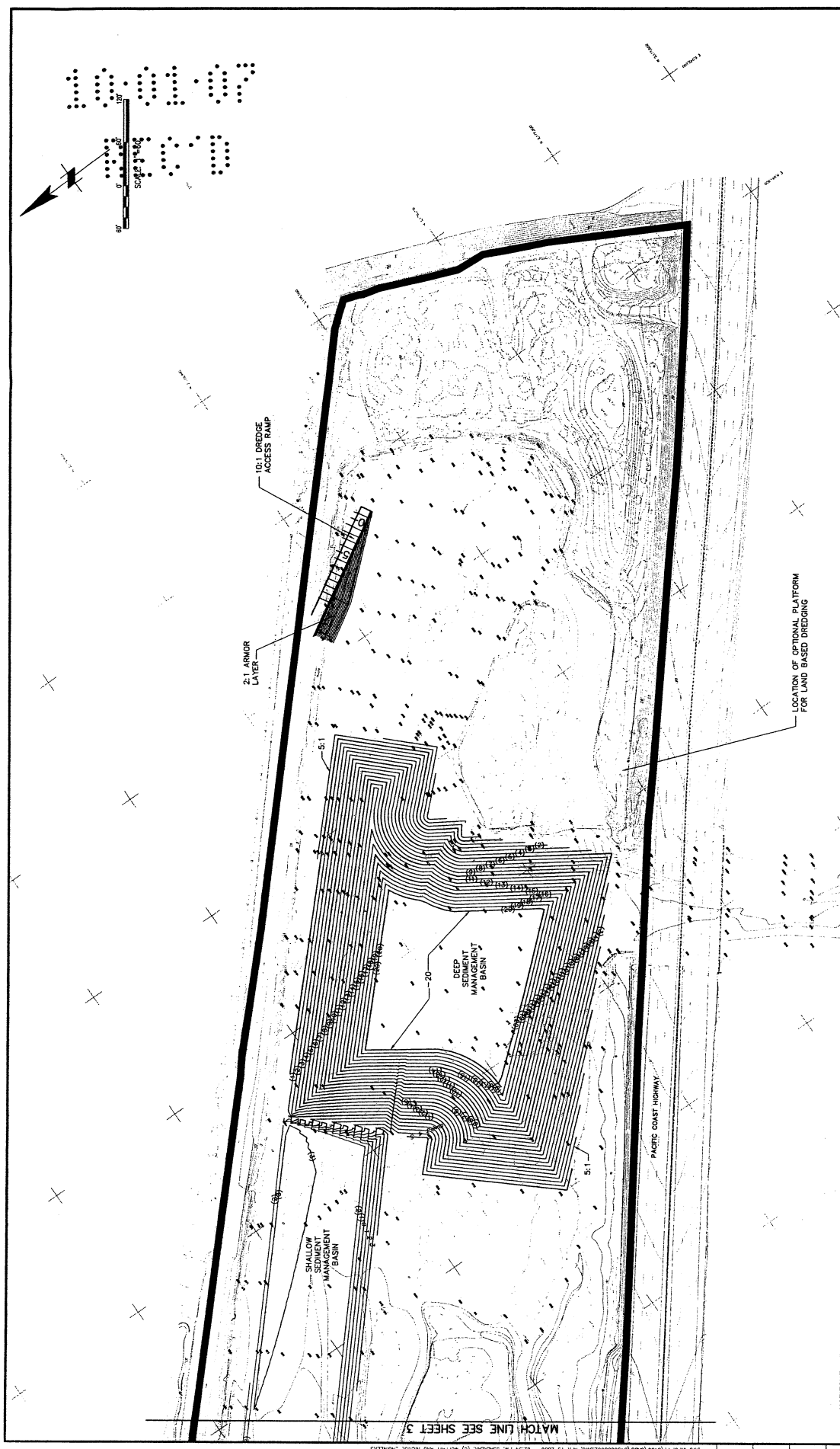
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C-1		DATE		NO SCALE		7/31/07	
SHEET		SHEET		SHEET		SHEET	
1		1		1		1	
X		X		X		X	

Huntington Beach Wetlands Preliminary Engineering Prepared For The Huntington Beach Wetlands Conservancy	
MOFFATT & NICHOL	
DESIGNED BY	CHECKED BY
DRAWN BY	IN CHARGE

PRELIMINARY DESIGN		GRADING PLAN INDEX SHEET	
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PRELIMINARY DESIGN

HORIZONTAL DATUM
 NAD83 SPC CA 6
 OCS BM 1544, EPOCH DATE = 1991.35
 AZ175702.915 FT E0038893.511 FT

VERTICAL DATUM
 NAVD83
 OCS BM 14-73-92
 ELEV = 15.326 FT (1995 ADJ)

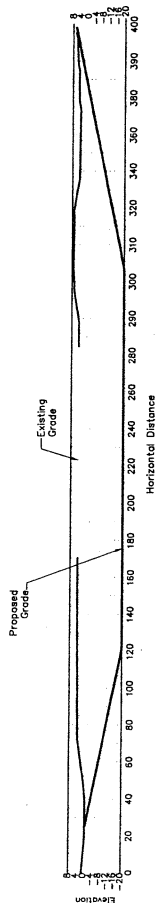
MOFFATT & NICHOL

HALLENDER BEACH MARSHLAND ENGINEERING
 PREPARED FOR THE HUNTINGTON BEACH MARSHLAND COMMISSION

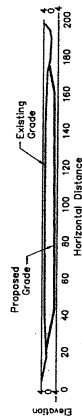
GRADING PLAN
TALBERT MARSH

C-2

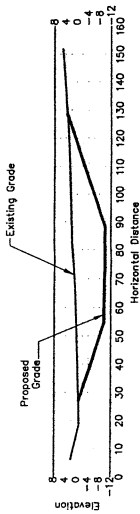
DATE: 7/31/07
 SCALE: 1"=60'
 SHEET: 5432-01
 OF: 2



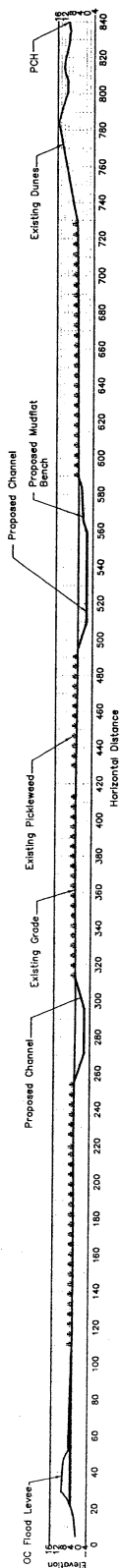
TALBERT MARSH DEEP SEDIMENT TRAP



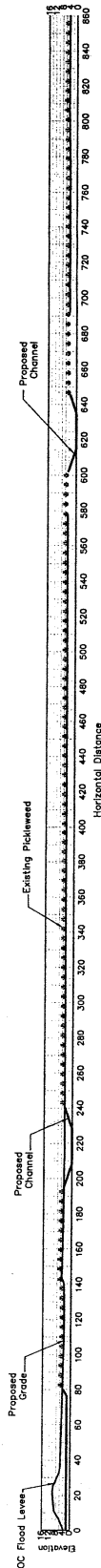
TALBERT MARSH SHALLOW SEDIMENT TRAP



TALBERT OCEAN CHANNEL SEDIMENT TRAP



BROOKHURST MARSH CROSS-SECTION



MAGNOLIA MARSH CROSS-SECTION



HORIZONTAL DATUM
NA83 SPC CA 6
OCS BM 15, ELEV = 1991.35
N217702.315 FT ELEV 885.511 FT

VERTICAL DATUM
NAVD83
OCS BM 1J-73-32
ELEV = 15.326 FT (1985 ADJ)

PRELIMINARY DESIGN

MOFFATT & NICHOL

Huntington Beach Wetlands Preliminary Engineering
Presented For The Huntington Beach Wetlands Controversy

**GRADING PLAN
TYPICAL CROSS-SECTIONS**

C-6	DATE
7/31/07	
WARS	5435-01
NO.	6
BY	X



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

Phone 536-5271
Fax 374-1540

November 28, 2007

Kim Garvey, Moffatt & Nichol
3780 Kilroy Airport Way, Ste. 600
Long Beach, CA 90806

**SUBJECT: CONDITIONAL USE PERMIT NO. 2007-036
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Garvey,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1682 or at rtalleh@surfcity-hb.org and/or the respective source department (contact person below).

Sincerely,

Rami Talleh,
Associate Planner

Enclosure

cc: Gerald Caraig, Building and Safety Department – 714-374-1575
Lee Caldwell, Fire Department – 714-536-5531
Steve Bogart, Public Works – 714-536-1692
Herb Fauland, Principal Planner
Jason Kelley, Planning Department
Beach Wetlands Conservancy, 21900 Pacific Coast Highway, Huntington Beach, CA 92646
Project File

(g:\forms\planning\Code Requirements Letter - rev)

ATTACHMENT NO. 3.1



HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 28, 2007

PROJECT NAME: HUNTINGTON BEACH WETLANDS RESTORATION

ENTITLEMENTS: PLANNING APPLICATION NO. 2007-216: CONDITIONAL USE
PERMIT NO. 2007-036

DATE OF PLANS: OCTOBER 1, 2007

PROJECT LOCATION: 21900 PACIFIC COAST HIGHWAY (BETWEEN BROOKHURST ST.
AND AES POWER PLANT – BROOKHURST AND MAGNOLIA
MARSH)

PLAN REVIEWER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1682, rtalleh@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE GRADING OF MATERIAL FOR THE HABITAT
RESTORATION OF WETLANDS BY THE HUNTINGTON BEACH
WETLANDS CONSERVANCY.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer.

CONDITIONAL USE PERMIT NO. 2007- 2007:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design.
2. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Department.

3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
 - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
 - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
 - c. Truck idling shall be prohibited for periods longer than 10 minutes.
 - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
 - e. Discontinue operation during second stage smog alerts.
 - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/ grading activity.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays.
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
5. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
6. Conditional Use Permit No. 2007- 2007 shall not become effective until the ten calendar day appeal period from the date of Planning Commission approval of the entitlements has elapsed.
7. Conditional Use Permit No. 2007- 2007 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
8. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2007- 2007 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
9. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
10. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements. If a Notice of Determination is required an additional check in the amount of

\$1,800 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action.

12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission.
13. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: NOVEMBER 4, 2007

PROJECT NAME: HUNTINGTON BEACH WETLANDS RESTORATION PROJECT

ENTITLEMENTS: PLANNING APPLICATION # 2007-216; CUP# 207-036

PROJECT LOCATION: PCH, NEWLAND TO THE SANTA ANA RIVER

PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1682 / rtalleh@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE GRADING OF MATERIAL FOR THE HABITAT RESTORATION OF WETLANDS BY THE HUNTINGTON BEACH WETLANDS CONSERVANCY.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated October 12, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

METHANE MITIGATION DISTRICT. The proposed project is within the City of Huntington Beach Methane Mitigation District and within California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847) jurisdiction.

NOTE: Abandoned oil wells are located on the proposed project property (as confirmed in the negative declaration. The California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847) has the following requirement not addressed in the negative declaration:

- a. **DOGGR “CONSTRUCTION SITE REVIEW” is required.** A California Division of Oil, Gas & Geothermal Resources (DOGGR – 714-816-6847), *Site Plan Review* is required for this project. (See included application).

Identify the well name and well API number. Show the location of the abandoned oil well in question. Accurately locate with “x” and “y” parameters delineated. A completed DOGGR *Site Plan Review* must be on-file with the Fire Department prior to plan approval.

Wells identified in the Site Review not meeting current DOGGR requirements may require re-abandonment. If required, the following permits shall be obtained and submitted:

- From the Division of Oil, Gas & Geothermal Resources (DOGGR – (714) 816-6847), provide a *Permit to Conduct Well Operations* for all on-site active/abandoned oil wells.
- Obtain a Huntington Beach Fire Department *Permit to Abandon Oil Well* and follow the requirements of *City Specification #422, Oil Well Abandonment Permit Process*. Reference compliance with *City Specification #422, Oil Well Abandonment Permit Process* in the plan notes. **(FD)**

- b. **SOIL IMPORT OR EXPORT CHARACTERIZATION.** Prior to material removal or importation, applicant should ensure that the material to be disturbed or excavated has been adequately tested and characterized according to sound industry practices. Proper handling and transportation practices shall be used dependant on the characteristics identified and shall be in compliance with all City, County, State, and Federal requirements. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

S:\Prevention\1-Development\CUP's\2007 CUP's\PCH, Newland to SA River Wetlands Restoration Project PA# 2007-216 11-4-07.doc

ATTACHMENT NO. 3.6

NOV 08 2007



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: NOVEMBER 8, 2007

PROJECT NAME: HUNTINGTON BEACH WETLANDS RESTORATION

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2007-036

PLNG APPLICATION NO: 2007-216

DATE OF PLANS: OCTOBER 1, 2007

PROJECT LOCATION: 21900 PACIFIC COAST HIGHWAY (BETWEEN BROOKHURST ST. AND AES POWER PLANT – BROOKHURST AND MAGNOLIA MARSH)

PROJECT PLANNER: RAMI TALLEH, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: 714-374-1682 / RTALLEH@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *HB*

TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT THE GRADING OF MATERIAL FOR THE HABITAT RESTORATION OF WETLANDS BY THE HUNTINGTON BEACH WETLANDS CONSERVANCY.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plans shall comply with Public Works plan preparation guidelines.

ATTACHMENT NO. 3.7

2. A Storm Drain, Storm Water Pollution Prevention Plan (SWPPP), conforming to the current requirements of the State Water Quality Control Board's Statewide General Permit for Stormwater Discharges Associated with Construction Activities, prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. (Drainage Area Management Plan, DAMP)
3. The SWPPP shall be updated as needed during the course of construction to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all de-watering operation flows, and for nuisance flows during construction including the boat launch facility. (DAMP)
4. The applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. (DAMP)
5. A soils report, prepared by a Licensed Engineer shall be submitted for reference only. (MC 17.05.150)
6. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
7. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
8. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING
GRADING OPERATIONS:**

1. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
2. An Encroachment Permit is required for all work within Caltrans' right-of-way. Figure 3-4 of the "Description of Project", received and dated October 1, 2007, indicates a construction access, staging and storage area. If said access area includes access to Pacific Coast Highway, authorization from Caltrans is required.
3. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate

ATTACHMENT NO. 3.8

construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)

4. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
5. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
6. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
7. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
8. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
9. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
10. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
11. Wind barriers shall be installed along the perimeter of the site. (DAMP)
12. Remediation operations, if required, shall be performed in stages concentrating in single areas at a time to minimize the impact of fugitive dust and noise on the surrounding areas.
13. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

1. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION:**

1. Complete all improvements as shown on the approved grading plan. (MC 17.05)
2. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council Resolutions 2007-58 and 2007-59. (ZSO 240.06/ZSO 250.16)

ATTACHMENT NO. 39

(a) Description of Project

1.0 Background

The Huntington Beach Wetlands are a relatively large area of relic salt marsh habitat associated with the Santa Ana River in south Huntington Beach, Orange County, California (Figure 1-1). The wetlands occupy approximately 188 acres and function as a home to the state-endangered Belding's savannah sparrow. The federal and state-endangered California least tern nests at the mouth of the Santa Ana River channel and forages in the limited portions of the wetland that are presently tidal.

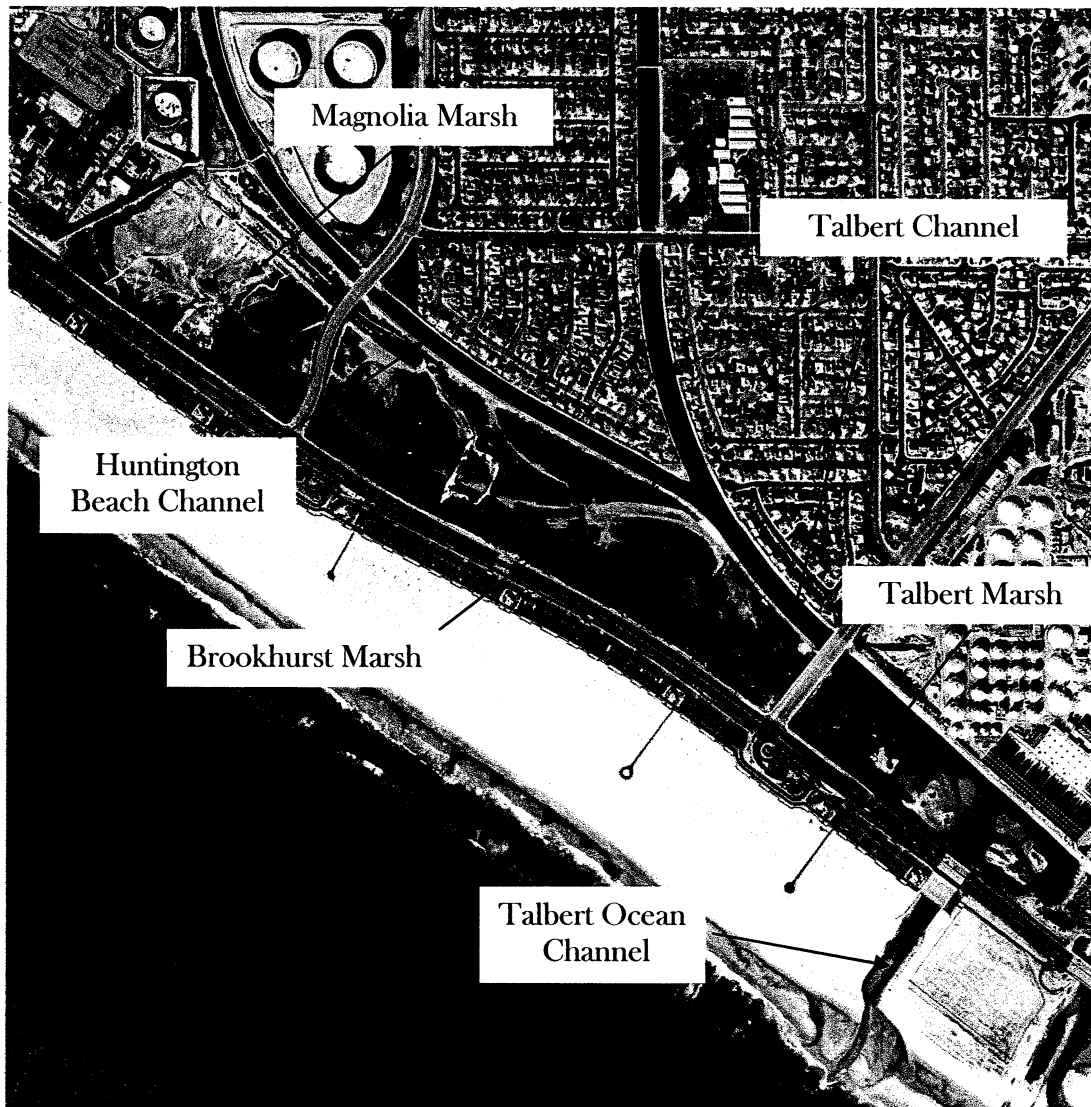
Figure 1-1 Project Location



The Huntington Beach Wetlands Conservancy (HBWC) and resource agencies have worked together in planning the restoration of the site. The wetlands have suffered substantial degradation over time as a result of isolation from tidal influence, historic channelization and filling, and damage from continuous unauthorized public access. Because of the presence of extensive historic marsh plains at or near desired elevations, there is considerable opportunity for tidal wetland restoration of the Huntington Beach Wetlands. The location of the wetlands within the high population center of Huntington Beach and the active involvement of the HBWC also provide considerable potential to develop controlled public access for interpretive and educational opportunities.

Huntington Beach Wetlands consist of Talbert Marsh, Brookhurst Marsh, Magnolia Marsh, and Newland Marsh, which are separated by roads and bounded by the Huntington Beach and Talbert flood control channels (Figure 1-2) and are connected to the ocean by the Talbert ocean entrance channel. The areas of each marsh are shown in Table 1-1.

Figure 1-2 Huntington Beach Wetlands (not including Newland Marsh)



**Table 1-1 Marshes of the Huntington Beach Wetlands
(Including the Dune Areas and Adjacent Flood Channels)**

Marsh	Area (Acres)
Talbert Marsh	24
Brookhurst Marsh and Adjacent Flood Channel	67
Magnolia Marsh (including the Upper Marsh) and Adjacent Flood Channel	40
Newland Marsh	54
Talbert Ocean Channel	3
Total	188

Seawater propagates through the lower mile of Talbert Channel through Talbert Marsh. Talbert Marsh was restored in 1990 by the HBWC. That restoration effort succeeded in improving tidal flushing and circulation to the marsh, establishing sensitive salt marsh habitat, and improving flood control for the southern portion of Huntington Beach. Similar restoration and success is envisioned at the other marshes.

The proposed project includes restoration of Talbert Marsh, Brookhurst Marsh, Magnolia Marsh (not including Upper Marsh), and Talbert Ocean Channel for a total of approximately 130 acres. The Upper Magnolia Marsh is currently being restored as part of a mitigation project by the City of Huntington Beach and restoration of Newland Marsh is pending and dependent on HBWC acquisition of the property. The proposed project does not preclude the restoration of Upper Magnolia Marsh and Newland Marsh.

2.0 Purpose and Need

The purpose of this project is to restore wetland and aquatic functions to the Huntington Beach Wetlands through wetland restoration efforts and to perform certain maintenance actions such as periodic dredging after restoration. The project goal is to preserve, enhance and restore the fish and wildlife habitat of a tidally-influenced ecosystem, improve flood control, and provide for ancillary water quality improvements and public interpretive opportunities. The project is needed because the vast majority of tidal wetlands in California have been lost. Opportunities to restore tidal functions to wetlands are extremely limited in California because many historical wetlands have been converted to ports, harbors, and marinas, or filled for land development. The Huntington Beach Wetlands are one of the few remaining historic wetland areas that can be easily restored to tidal influence. Wetland habitat for fishes, birds, including endangered species, and other fauna and flora will be enhanced by the proposed project. Public recreation, education, and access opportunities will increase from the trail system envisioned for the wetlands.

Specific objectives of the Huntington Beach Wetlands Restoration Project are to:

1. Restore tidal influence throughout the site and improve tidal circulation.
2. Provide additional flood control volume for the Huntington Beach/Talbert Channel drainage basin.
3. Maximize saltmarsh/tidal habitats with no net harm to threatened and endangered species, such as the Belding's savannah sparrow, that exist on the site.
4. Increase saltwater-dependent ecosystem diversity and habitats for threatened and endangered species by:
 - Increasing areas of cordgrass;
 - Reinvigorating existing areas of pickleweed; and
 - Increasing areas of mudflat.
5. Rehabilitate the wetland/upland transition zone.
6. Maintain restored dune habitat along the Pacific Coast Highway.
7. Maintain, and to the extent feasible, improve water quality in the existing hydraulic system, including capturing floating debris.

8. Provide public access consistent with project wildlife goals, including:
- Integrating the project with the Orange County River Park trail system.
 - Providing public educational and outreach opportunities.
9. Remove the Talbert Marsh sand bar and minimize its reformation to the extent feasible.
10. Minimize costs and efforts for long-term wetland and ocean channel operation and maintenance by trapping sediment.
11. Phase implementation to accommodate constraints, such as land-ownership, funding, and environmental conditions.
12. Remediate or isolate any oil-related contaminants that may have ecological effects.
13. Do not aggravate existing conditions of:
- Vectors;
 - Ocean and channel water quality;
 - Site contamination;
 - Scour effects on the bridges; and
 - Flooding on adjacent properties.

3.0 Proposed Project

The proposed project is the restoration of 130 acres in Talbert Marsh, Brookhurst Marsh, Magnolia Marsh, and Talbert Ocean Channel, and maintenance dredging of Talbert Marsh and Ocean Channel two times after construction. The proposed project will clear Talbert Ocean Channel to its original constructed condition and add a sediment trap within the channel, remove sand shoals and construct a sediment trap in Talbert Marsh, and introduce tidal flow to Brookhurst and Magnolia Marshes.

The total volume of sediment to be moved for construction is approximately 290,000 cubic yards (CY). The quality of the material varies, but is documented to be beach sand within Talbert Ocean Channel, mostly sandy at Talbert Marsh, mixed silt and sand within Brookhurst and Magnolia Marshes, and a mix of sand, silt and gravel at the flood control levees. Approximately 151,000 CY of dredged/excavated material will be placed primarily in the nearshore area with some of the mostly sandy material also on the adjacent Huntington State Beach. Approximately 18,000 CY will be re-used on-site or disposed of on-site in a pit within Talbert Marsh. A maximum amount of 121,000 CY will be disposed at an off-site upland landfill. There may be the potential for other on-site re-use of additional material, but the proposed project herein assumes a worst case maximum amount of material that requires off-site landfill disposal. Table 3-1 summarizes the proposed dredge/excavation and disposal quantities and sites. Table 3-2 compares the area of existing habitats in the project area marshes to the area of habitats after project implementation.

Table 3-1 Dredge/Excavation/Disposal Quantities

Dredge/Excavation Site	Dredge/Excavation Quantity (cy)	Nearshore Disposal or Huntington State Beach*	Disposal Site and Quantity (cy)				
			On-Site Re-use/Disposal				Off-Site Upland Disposal
			Talbert Pit	Magnolia Street Levees	AES Levee	Other On-Site Reuses	
Talbert Marsh and Ocean Channel							
Talbert Marsh Main Sediment Trap	105,000	105,000					
Talbert Marsh Upstream End Trap	17,000	17,000					
Talbert Inlet Sediment Trap	29,000	29,000					
Brookhurst Marsh							
Basin/Main Channel Grading	71,000						71,000
Levee Lowering and Inlet Creation	14,000		13,000	1,000			0
Magnolia Marsh							
Basin/Main Channel Grading	42,000						42,000
Levee Lowering	12,000			1,000	3,000		8,000
	290,000	151,000	13,000	2,000	3,000	0	121,000
* value shown is net disposal quantity (dredge/excavation quantity minus cap quantity that remains in pit)							

The total quantity of material to be maintenance-dredged is estimated to be a maximum of 100,000 cubic yards done in two episodes at possibly 5 and 10 years after construction. This estimate is likely to be on the high end and conservative, but is a reasonable worst-case for CEQA. All of the material to be maintenance-dredged will either be hydraulically pumped to the nearshore and/or placed on the beach.

The project will be constructed during two years with one year in between for habitat establishment, beginning in September 2008 and extending to May 2011. Construction will only occur from September through March of each time period to avoid impacts to sensitive species. Talbert Ocean Channel, Talbert Marsh, and Brookhurst Marsh will be built in the first year, and Magnolia Marsh will be built in the third year. Magnolia Marsh will be delayed one year due to time constraints and the desire to provide refuge habitat for displaced wetland birds during the Talbert/Brookhurst construction.

A summary of the proposed restoration for each area is provided below. Conceptual grading plans, including representative cross-sections are provided in the attached plan set.

Table 3-2 Existing and Post-Project Habitat Acreages

Habitat Type	Existing Habitat Areas (Including Dunes) (Acres)					Proposed Habitat Areas (Including Dunes) (Acres)					Area Difference From Existing	Percent Difference From Existing			
	Total Existing	Percent of Total	Talbert Marsh 7.9 ss sandbar	Percent of Total	Brookhurst Marsh	Percent of Total	Magnolia Marsh	Percent of Total	Brookhurst Marsh	Percent of Total			Total Proposed		
Shallow Subtidal	25.4	19.50%	7.3	56.20%	8.4	12.40%	1.8	5.00%	10.1	37.27%	4.4	12.22%	29.3	3.9	15.4%
Mudflat	1	0.80%	1	3.50%		0.00%		0.00%	4.8	17.71%	8.9	24.72%	20.2	19.2	1920.
Low Salt Marsh	0.3	0.20%	0.3	1.10%	0	0.00%	0	0.00%	2.7	10.00%	17.1	47.50%	35.9	35.6	11866.67%
Middle Salt Marsh	4.9	3.80%	4.9	18.10%	0	0.00%	0	0.00%	3.5	12.90%	2.3	6.40%	27.4	22.5	459.18%
High Salt Marsh	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1.6	5.90%	0.9	2.5%	5.2	5.2	NA
Non-Tidal Wetlands	86.5	66.30%	0.8	3.00%	54.4	80.90%	31.3	87.00%	0	0.00%	0	0.00%	0	-86.5	-100.00%
Uplands	12.3	9.40%	4.9	18.10%	4.5	6.70%	2.9	8.00%	4.4	16.20%	2.4	6.67%	12.4	0.1	0.81%
TOTAL	130.4	100.00%	27.1	100.00%	67.3	100.00%	36	100.00%	27.1	100.00%	36	100.00%	130.4	Not Applicable	Not Appli.

3.1 Talbert Ocean Channel

The proposed changes to Talbert Ocean Channel are to:

- Restore the channel capacity to its original constructed condition;
- Create a sediment trap south within the Talbert Ocean channel; and
- Maintain the construction channel capacity through periodic maintenance dredging actions in the future approximately at years 5 and 10 after construction.

The channel will be dredged down to -5 feet NAVD (North American Vertical Datum) and widened to the configuration of the original design. A sediment trap within the channel will be dredged to -10 feet NAVD between the ocean and the Pacific Coast Highway Bridge to catch sediment in the inlet channel before it reaches Talbert Marsh. This trap will be expected to be more efficient and have less environmental impacts from maintenance than the main Talbert Marsh sediment trap. With regular maintenance of the beach side sediment trap, the frequency of maintenance sediment removal necessary within Talbert Marsh will be dramatically reduced. The frequency of the Talbert Ocean Channel maintenance dredging program will also be reduced. The trap will be initially created by this project, and then will be maintained by the County of Orange as part of its regular maintenance clearing of Talbert Channel.

A summary of existing and proposed elevations and approximate material removal volumes are shown in Table 3-3.

3.2 Talbert Marsh

The proposed changes to Talbert Marsh are to:

- Create a sediment disposal area and trap just inside of the marsh;
- Remove sand shoals within the marsh; and
- Construct a private boat launch ramp to facilitate construction/maintenance; and
- Perform periodic maintenance dredging of the sand trap in the Marsh estimated to be at approximately 5 and 10 year intervals.

A main sediment trap will be located just inside the marsh to provide a disposal location for the finer sediments from Brookhurst Marsh and potentially Magnolia Marsh and to provide a trap for ocean sand entering into the marsh via the Talbert Ocean Channel. (Figure 3-1). It will help maintain the tidal prism and reduce the sediment transported within the flood channels to the Brookhurst and Magnolia marshes. It will be designed to be large enough to hold sufficient volume to allow deposition for five years or longer before requiring sediment removal under normal flow and sediment loading conditions. The trap will be excavated to an elevation of -20 feet NAVD with 5:1 (H:V) slopes. A smaller shoal removal area is proposed at the upstream end of Talbert Marsh just downstream of Brookhurst Bridge to clear the flood channel and maintain the tidal prism.

A summary of existing and proposed elevations and approximate material removal volumes are shown in Table 3-3.

Figure 3-1. Talbert Ocean Channel and Talbert Marsh Construction Activities

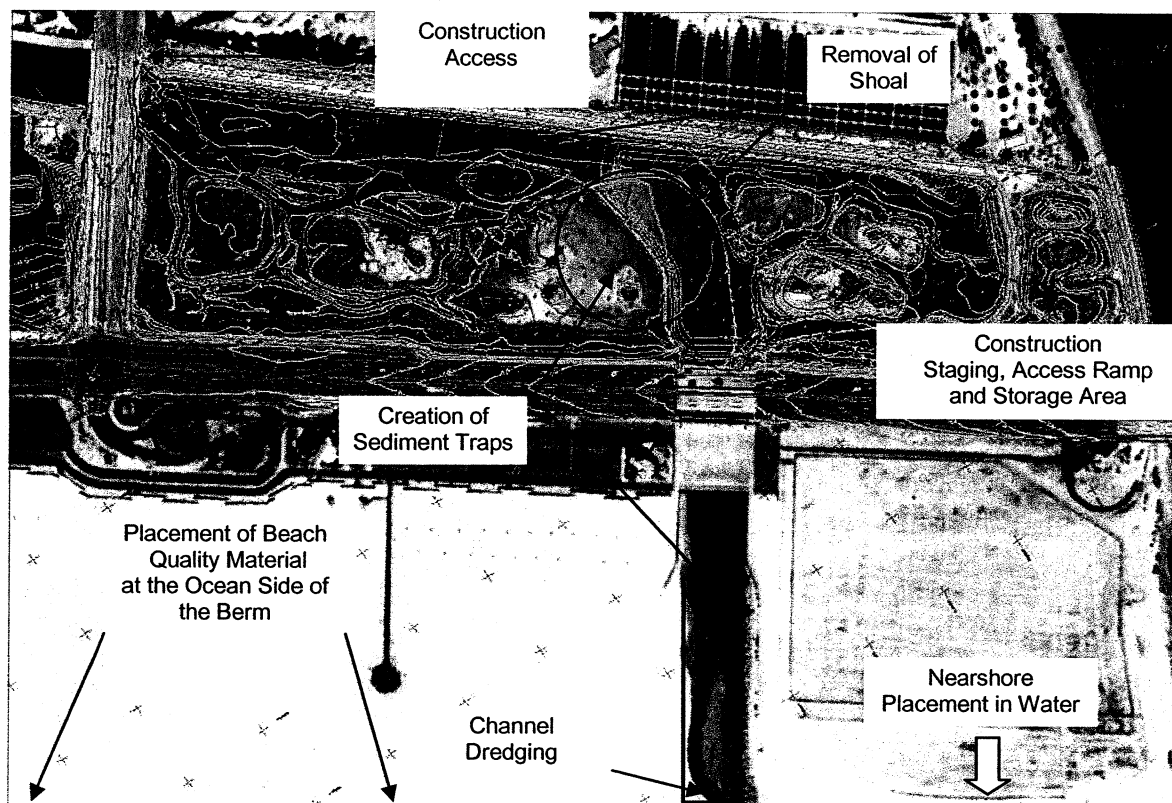


Table 3-3 Summary of Talbert Ocean Channel and Talbert Marsh Material Removal and Disposal

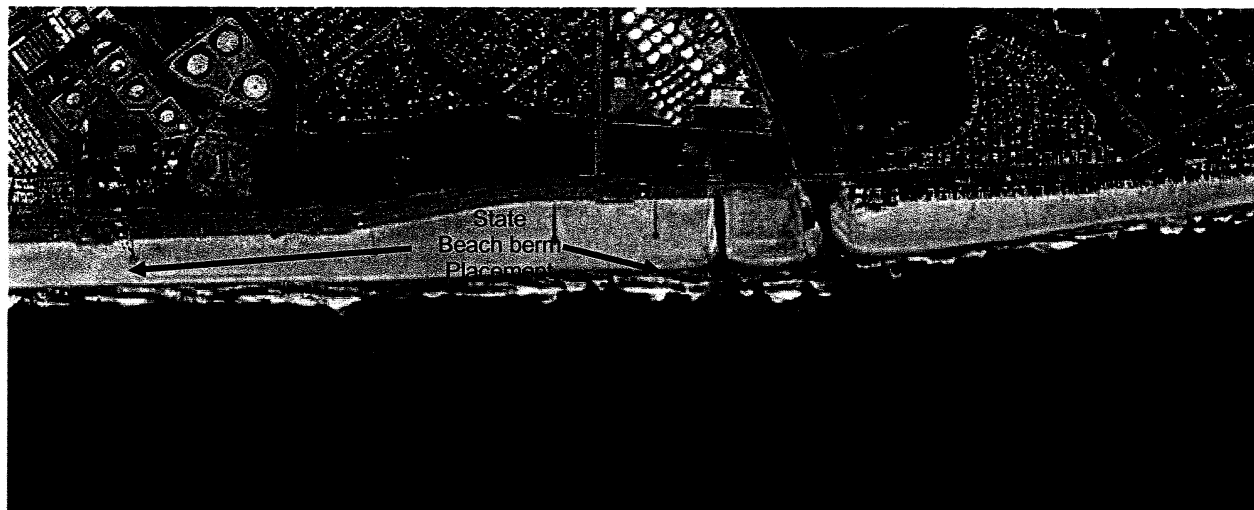
Site	Project Component	Existing Elevations (ft, NAVD)	Proposed Elevations (ft, NAVD)	Approx. Dredge Volume (cy)	Proposed Disposal Location
Talbert Marsh (TM)	Main Sediment Trap	+2 to +6	-20	105,000	Nearshore Disposal and Huntington State Beach
	TM Upstream-End Trap	+2 to +3	-2	17,000	
Talbert Ocean Channel	Inlet Sediment Trap	+1	-5 and -10	29,000	Nearshore Disposal and Huntington State Beach

3.2.1 Talbert Ocean Channel and Talbert Marsh Construction and Maintenance Approach

The Talbert Ocean Channel and Marsh excavation will be accomplished with a combination of land and water based equipment, depending on weather, access to the site, local availability of construction and maintenance equipment, demand for beach nourishment material, and disposal options.

For the water-based work, the contractor will bring in a dredge with a hydraulic cutter/suction head and the material will be pumped directly to the nearshore disposal area, with some possibly being pumped directly to the State Beach if appropriate (Figure 3-2). The water-based equipment consists of the dredge, a generator, a transport boat, floating hydraulic pipe, and a floating booster pump (if required). Sediment pumped to the nearshore location will be done by the contractor floating the dredge pipes to the sites and pumping directly to the seafloor. If pumped to the beach, the sand and water slurry would be pumped toward the ocean side of the beach berm, typically behind a containment dike, and the pumped water would run off to the ocean after depositing the sand on the beach. General earthmoving equipment (one front-end loader, one bulldozer, two excavators, and one grader) would be used to place the material at its final grades.

Figure 3-2 Sand Disposal Options



The land-based operation will be similar to current County operations to clear the Talbert Ocean Channel. Long-arm excavators will be used to fill 10 to 14 CY capacity dump trucks (~1,500 truckloads) that will place the sand on the adjacent State beach to be pushed to final grade by graders and front-end loaders.

The construction and maintenance equipment will be stored and staged near the proposed boat ramp area shown in Figure 3-1. The permanent, private gravel boat ramp will be constructed to facilitate launching and retrieval of the water-based equipment. This boat ramp will remain to provide access for equipment for future maintenance dredging and removal of floating debris. Construction access to the site is through a locked gate at the opposite end of the marsh, as shown in Figure 3-1. There is an existing paved road connecting the gate and construction and maintenance staging area. Construction is anticipated to occur between mid-September 2008 and mid-March 2009. Construction operations are anticipated to occur for nine hours a day, five

days a week, during the entire construction period. Tide levels, current flow rates, and current directions will affect the balance of land versus water based work and the timing of excavation/deposition of the material. Maintenance actions are anticipated to likely occur between mid-September 2014 and mid-March 2015, and between mid-September 2020 and mid-March 2021. Maintenance operations are anticipated to occur for nine hours a day, five days a week, during the entire maintenance period. Tide levels, current flow rates, and current directions will affect the balance of land versus water based work and the timing of excavation/deposition of the material.

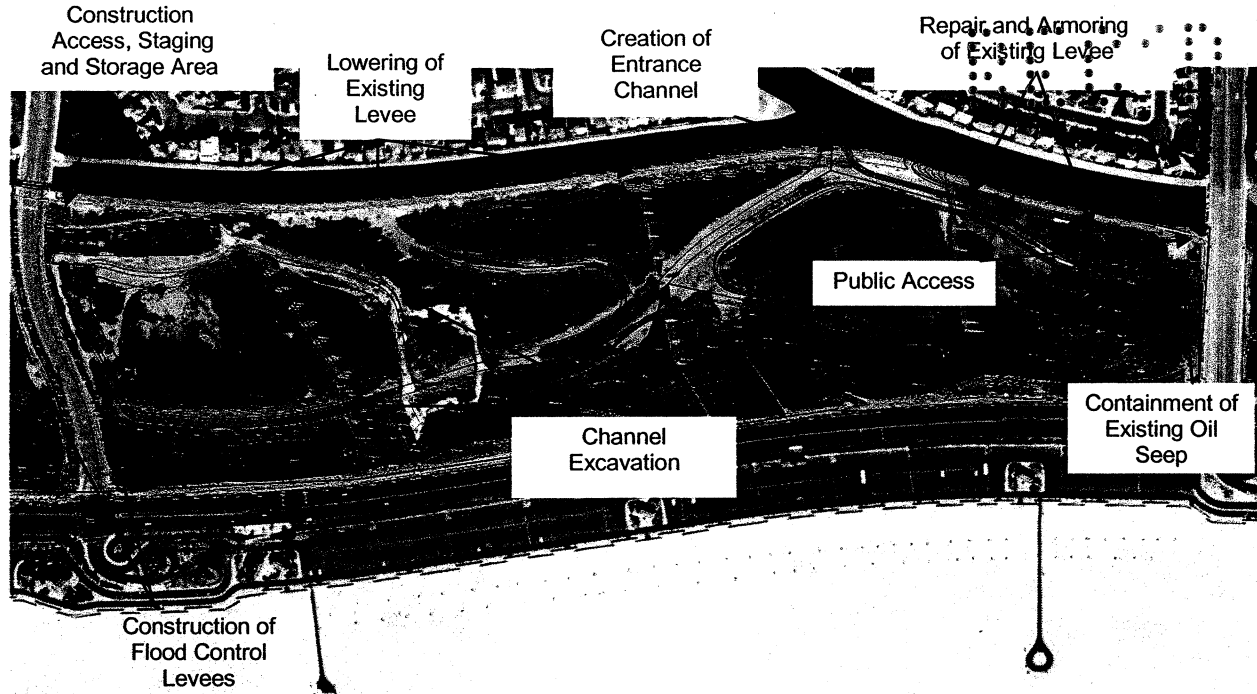
3.3 Brookhurst Marsh

The proposed modifications to Brookhurst Marsh are to:

- Clear and slightly enlarge the relict main channel to an elevation of -1 feet NAVD through the marsh to create sub-tidal habitat;
- Lower a portion of the banks along the relict main channel within the marsh to between +3.6 and +0.8 feet NAVD to create mudflat habitat;
- Lower the existing flood control levee along the HB Channel down to an elevation range of between +4.6 to +6.0 feet NAVD to create pickleweed habitat and supplement the tidal connection;
- Install an inlet through the flood levee down to -1.0 feet NAVD to connect the relict main channel to the HB/Talbert Channel;
- Construct a protective flood levee along Magnolia Street to an elevation of +11.0 feet NAVD;
- Repair and armor the remaining flood control levee from the Brookhurst bridge to the inlet;
- Install a storm drain with a flap gate on Magnolia Street to allow for stormwater flow to enter Magnolia Marsh. The flap gate will prevent backflow from the marsh going on to the road during floods or high water events (this work will be done in coordination with a City project along Magnolia Street to install curb, gutter and sidewalk along this reach of the street);
- Install an earthen dike around an oil seep area in the northeast corner near Brookhurst Street Bridge to contain the seep;
- Provide public access to the repaired Brookhurst Street levee.

Figure 3-3 shows the proposed construction activities in Brookhurst Marsh. A 55-foot-wide inlet to the Huntington Beach/Talbert Channel confluence will be established down to -1 feet NAVD, where the relic main marsh channel meets the existing flood channel. The footprint for the 50-foot-wide relic main channel already exists and will be cleared, expanded, and utilized for restoration. Four 25-foot-wide tributary channels branch off the main channel. The main channel's bank slopes will be designed to create mudflat area in several locations along the center of the marsh.

Figure 3-3 Brookhurst Marsh Construction Activities



The earthen Huntington Beach Channel levee (including the portion of the levee where Huntington Beach Channel meets Talbert Channel) will be lowered to the mid-marsh elevation (between +4.6 and +6 feet NAVD). This is the elevation that supports pickleweed growth, so only high tides can crest the levee and flow into the marsh plain.

The portion of the (earthen and rip-rap-lined) levee along Talbert Channel between the flood channel confluence and Brookhurst Street will remain to protect the marsh from high storm flows by isolating the marsh from the effective flow areas of the channel, and to prevent undermining of the south abutment at Brookhurst Bridge just downstream. This levee will be moved slightly south toward the marsh to align it with the south channel bank under Brookhurst Bridge. The face of the south levee along the channel will be replaced with rip rap to prevent erosion and to stabilize the levee.

A summary of existing and proposed elevations and cut/fill volumes are shown in Table 3-4.

Table 3-4 Summary of Brookhurst Marsh Material Removal and Disposal

Site	Project Component	Existing Elevations (ft, NAVD)	Proposed Elevations (ft, NAVD)	Approx. Dredge Volume (cy)	Proposed Disposal Location
Brookhurst Marsh	Basin / Main Channel Grading	+4 to +5	-1 to +4	71,000	Upland Disposal
	Levee Lowering and Inlet Creation	+9 to +11	-1 to +5 West of New Inlet; +5 to +11 East of New Inlet	14,000	Magnolia Street Flood Control Levee, Brookhurst Levee Repairs, Talbert Pit
	<i>Building Flood Control Levee at Magnolia Street</i>	+4 to +11	+11	1,000 (FILL)	<i>Recipient of Levee Material</i>

3.3.1 Brookhurst Marsh Construction Approach

The excavation of the Brookhurst Marsh will be performed with typical land based excavation equipment (one front-end loader, one bulldozer, one backhoe, two excavators, and one grader). Some of the excavated material will be re-used within the marsh as new flood control levees, existing levee support material and other on-site uses if possible. Excess material will be: a) hauled via truck to the sediment trap at Talbert Marsh and capped (approximately 900 14-cy truck trips); and b) taken to an offsite upland disposal area using 10 to 14-cy capacity dump trucks (worst case of 5,100 14-cy truck trips if all excess basin material had to be disposed off-site). If sediment is deposited in the Talbert sediment trap, it will be capped with approximately a three-foot thick layer of excavated sand from Talbert Marsh to keep it permanently sequestered.

As indicated in Figure 3-3, there are construction access gates at each end of the existing levees, and a staging area. Construction is anticipated to occur between mid-September 2008 and mid-March 2009. Construction operations are anticipated to occur for nine hours a day, five days a week, during the entire construction period. Tide levels, current flow rates, and current directions will affect the balance of land vs. water based work and the timing of excavation/deposition of the material.

3.4 Magnolia Marsh

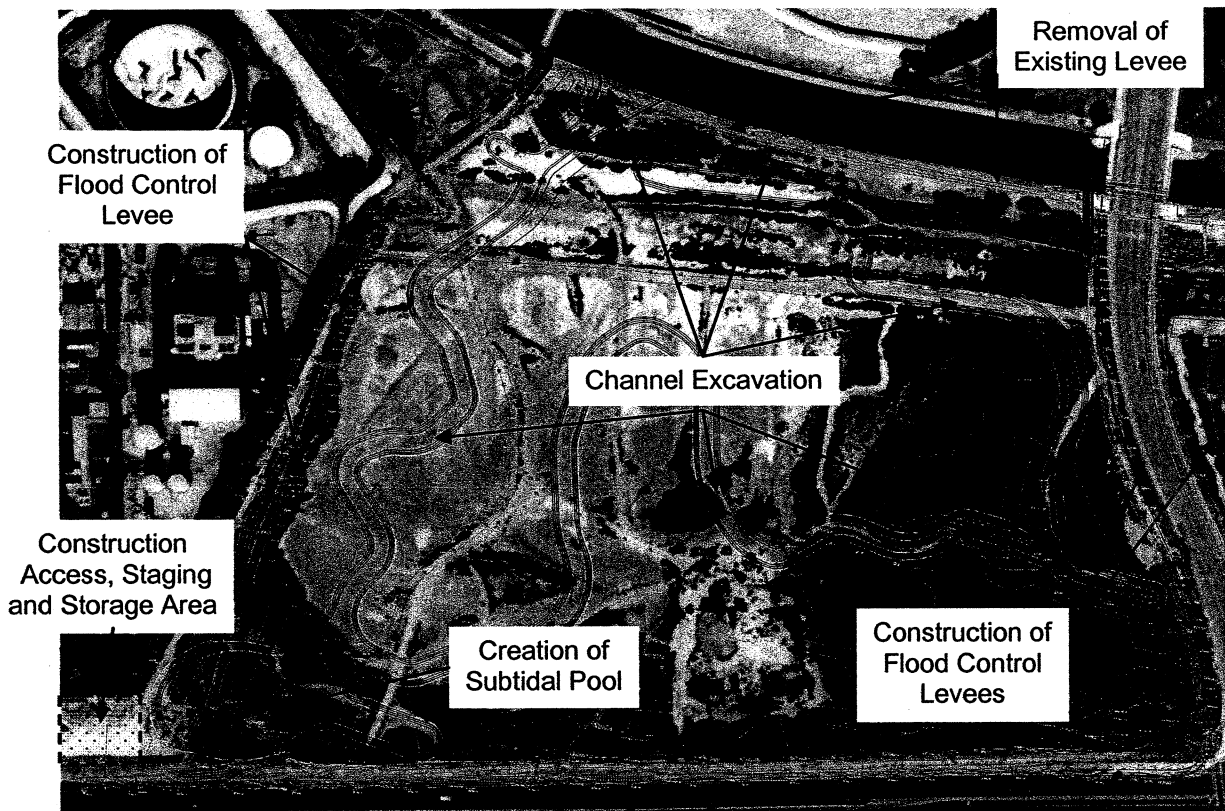
The proposed modifications to Magnolia Marsh are:

- Create one 20-foot-wide main channel to an elevation of 0 feet NAVD through the marsh, following relic channels and low points wherever possible;
- Lower the flood control levee along the HB Channel down to mudflat and mid-marsh elevations between +2 and +4 feet NAVD to supplement the tidal connection;
- Install a 100-foot-wide inlet breach through the flood levee at the main channel at elevation 0 feet NAVD to provide an unrestricted connection to the HB Channel;

- Construct a protective flood levee along the existing west perimeter access road, adjacent to the AES plant to +11 feet NAVD;
- Construct a protective levee along Magnolia Street at the lowest portion of the street to an elevation of +11 feet NAVD to prevent flooding, and install a storm drain line with a flap gate on the marsh end to allow Magnolia Street to drain without receiving high waters from the marsh.

Figure 3-4 shows Magnolia Marsh construction activities for the proposed project. A 100 foot wide inlet connection to the Huntington Beach Channel will be created at 0 feet NAVD at the very northernmost end of the property where wetland elevations are lowest. One 20 foot wide meandering main channel will convey seawater through the system. Additional excavation will occur within and along the main channel and banks to lower the site further to create mudflat area. A moderate-sized (approximate 72,330 SF/ 9,200 CY) subtidal pool is proposed near the west end of the site to provide subtidal habitat and maintenance access.

Figure 3-4 Magnolia Marsh Construction Activities



The earthen Huntington Beach Channel levee will be lowered to the elevation of mudflat (+4 to +2 feet NAVD) along the entire marsh. The levee will be significantly lowered to allow unrestricted infilling of the marsh with seawater to further supplement tidal penetration in the main channel.

Elevation changes of the proposed project include lowering internal channels from existing elevations of between +4 to +5 feet NAVD to 0 feet NAVD. Channel banks will be lowered to

between +4 feet and +2 feet NAVD to create mudflat. A subtidal pool will be created by lowering the surface from +5 feet to -2 feet NAVD. Flood control levees will be built along Magnolia Street and the AES to an elevation of +11 feet NAVD. A low dike to +1.1 feet NAVD is required along Magnolia Street to protect the existing low spots from flooding during winter storms. Storm drainage from Magnolia Street presently flows over the surface of the street and out into the marsh through an opening in the K-rail road edge barrier. The proposed project will not change drainage patterns, but drain lines with flap gates will be installed from the street through the earthen berm along the marsh perimeter to allow street drainage. The flap gates will be designed to prevent flood waters from the marsh flowing back on to the road. This work will be done in coordination with a City project along Magnolia Street to install curb, gutter and sidewalk along this reach of the street. A summary of existing and proposed elevations and cut/fill volumes are shown in Table 3-5.

Table 3-5. Summary of Magnolia Marsh Material Removal and Disposal

Site	Project Component	Existing Elevations (ft, NAVD)	Proposed Elevations (ft, NAVD)	Approx. Dredge Volume (cy)	Proposed Disposal Location
Magnolia Marsh	Basin / Main Channel Grading	+4 to +5	0 to +4	42,000	Upland Disposal
	Levee Lowering	+9 to +14	0 to +4	12,000	Magnolia Street and AES Flood Control Levees, Upland Disposal
	<i>Building Flood Control Levee at Magnolia Street and Along the AES Plant</i>	+6 to +8	+11	4,000 (FILL)	<i>Recipient of Levee Material</i>

3.4.1 Magnolia Marsh Construction Approach

The excavation of the Magnolia Marsh will be performed with typical land based excavation equipment (one front-end loader, one backhoe, one excavator, and one grader). Some of the excavated material will be re-used within the marsh as new flood control levees, existing levee support material and other on-site uses if possible. Excess material will be taken to an offsite upland disposal area using 10 to 14-cy capacity dump trucks (worst case of approximately 3,600 14-cy truck trips if all excess material had to be disposed off-site). Sediment permanently deposited in the Talbert pit will be capped with approximately a three-foot thick layer of excavated sand from Talbert Marsh to keep it permanently sequestered.

As indicated in Figure 3-4, construction access and staging areas gates are located at the end of the Huntington Beach Wetland Conservancy area. Construction is anticipated to occur between mid-September 2010 and mid-March 2011. Construction operations are anticipated to occur for nine hours a day, five days a week, during the entire construction period. Tide levels, current flow rates, and current directions will affect the balance of land versus water based work and the timing of excavation/deposition of the material.

HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE

(b) Reason for Initiating This Application

This application is being submitted, in accordance with Huntington Beach Zoning and Subdivision Ordinance Sections 216.08 and 240.02, to obtain City approval of proposed changes in topography at the Huntington Beach Wetlands site, involving habitat restoration and grading of more than 25,000 cubic yards. The project is located in the Coastal Zone; a Coastal Development Permit application will be submitted to the California Coastal Commission. An Approval in Concept is required from the City for the Coastal Commission application.

(c) Description of Surrounding Uses

Immediately to the north of Magnolia and Brookhurst Marshes are the County's Huntington and Talbert flood control channels. On the northern side of the Talbert and Huntington Beach (HB) flood channels north of Brookhurst Marsh are private residences, and north of the HB channel north of Magnolia Marsh is industrial use (oil storage tanks for Pacific Energy). Immediately to the north of Talbert Marsh are a County flood control access levee and the Orange County Sanitation District's treatment plant.

To the south of the HB Wetlands are Pacific Coast Highway and Huntington State Beach.

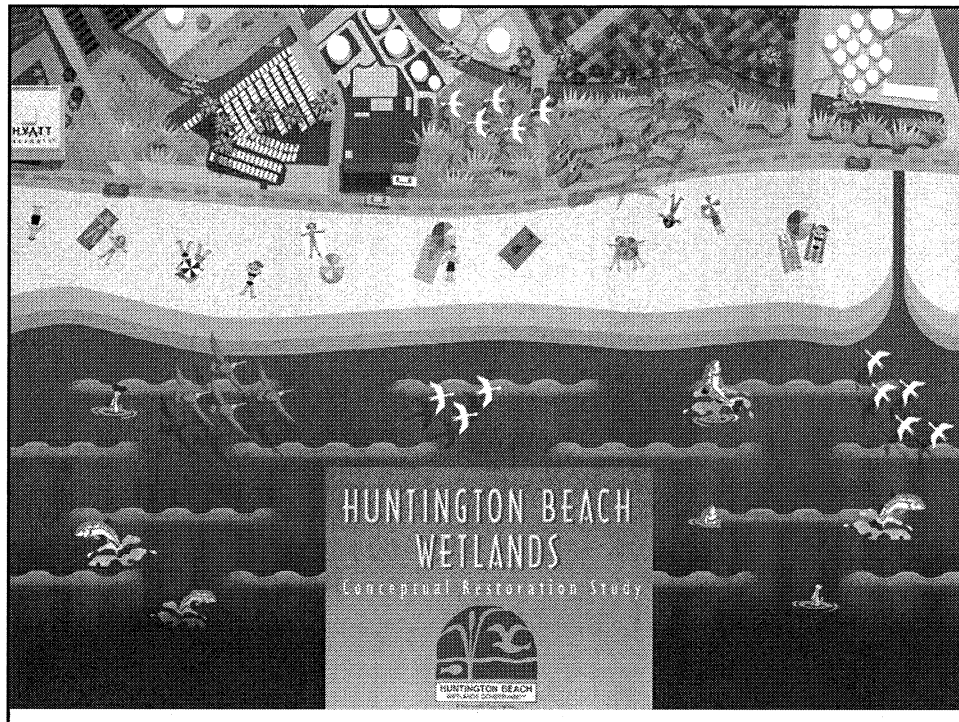
To the west of Magnolia Marsh are the AES power plant and the Wetlands and Wildlife Care Center.

To the east of Magnolia Marsh is Magnolia Street. To the east of Brookhurst Marsh is Brookhurst Street. To the east of Talbert Marsh is the Santa Ana River.

(d) Description of Population Served by the Proposed Project

The project is to restore wetlands and the resultant project will serve a broad public. Public benefit is from multiple perspectives including habitat restoration and its resultant ecological benefits to fisheries and for mitigation, public education, passive recreation and interpretation, economic inducement through eco-tourism, and public enjoyment of the site.

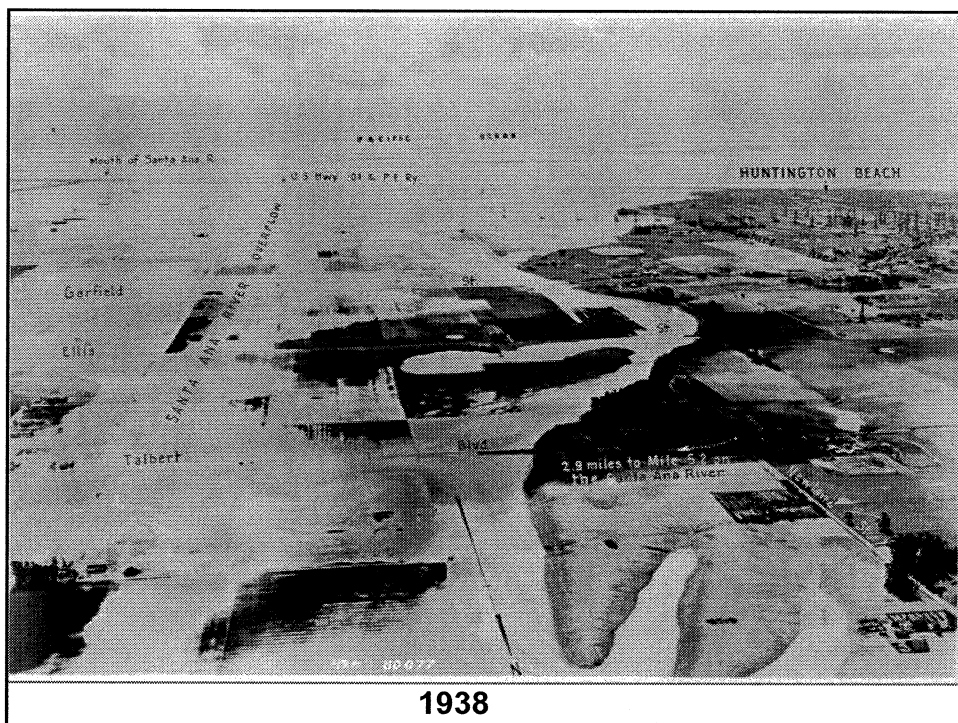
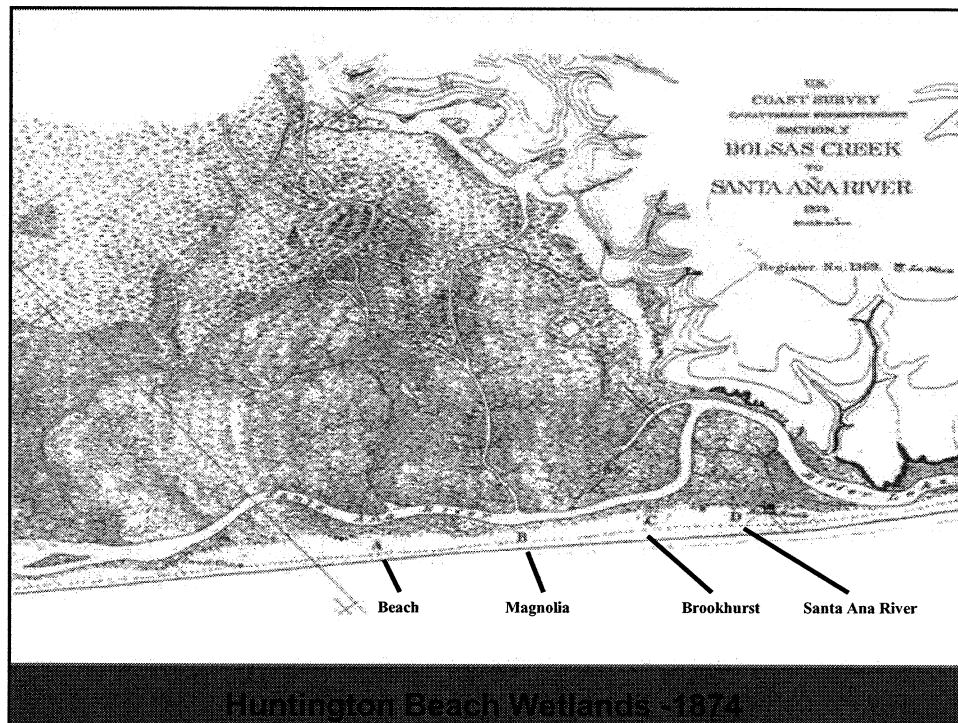
The wetlands complex is located within an urban context and as such provides an excellent opportunity to serve its community with educational and passive recreational programs and access. It will serve the broader community interest by exposing large numbers of people to a critical ecosystem type, and to teach conservation principles in the best possible way, by immersing them in the living and breathing wetland. The specific access elements of the project are not included in the permit applications at this time.

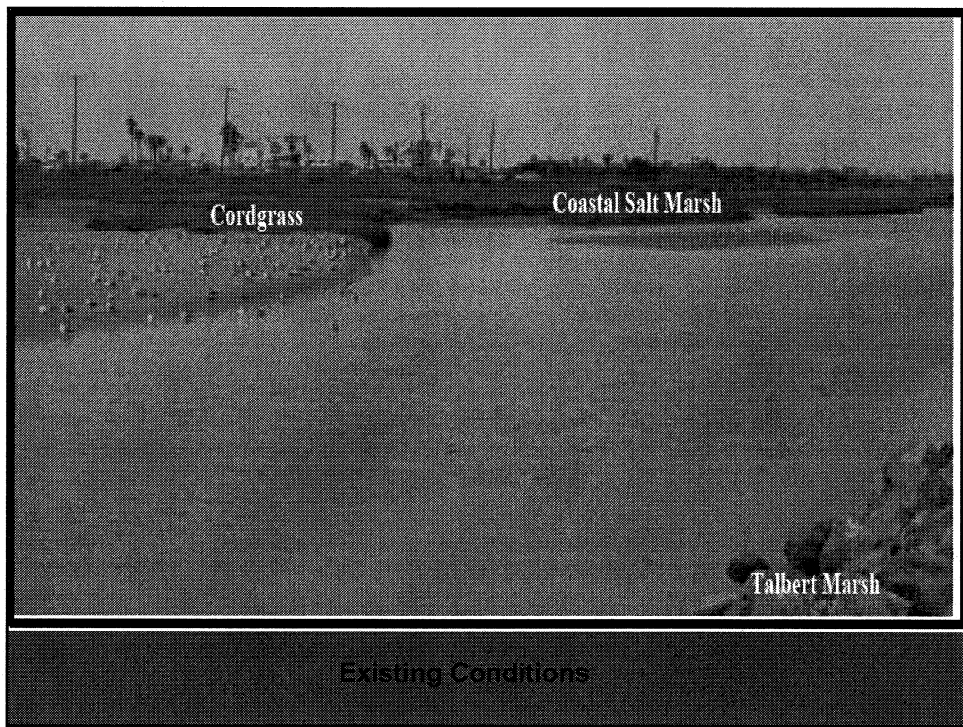


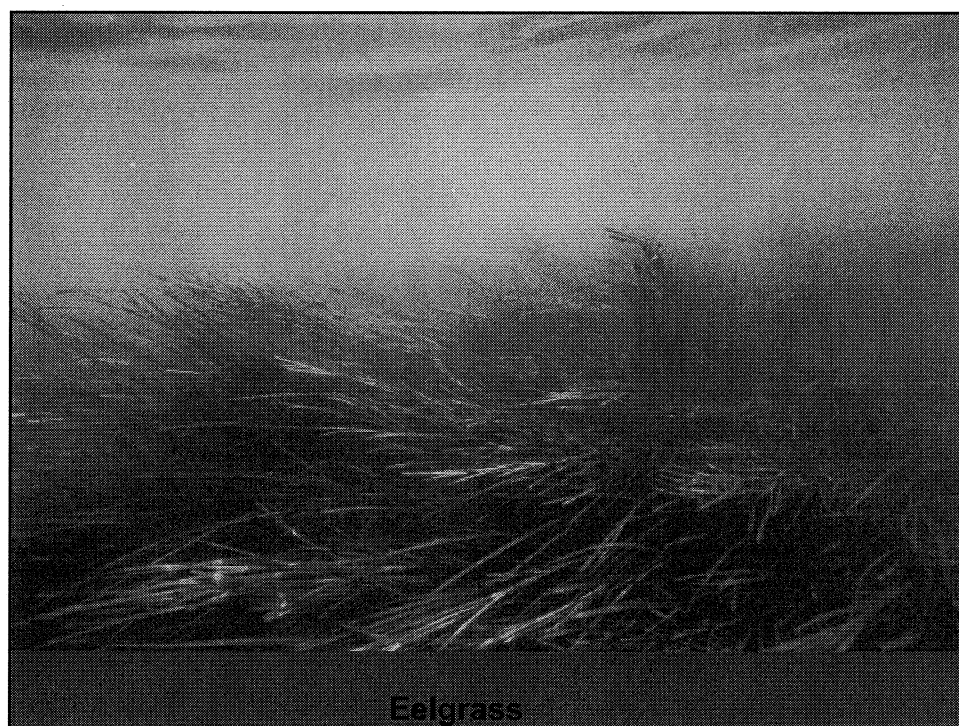
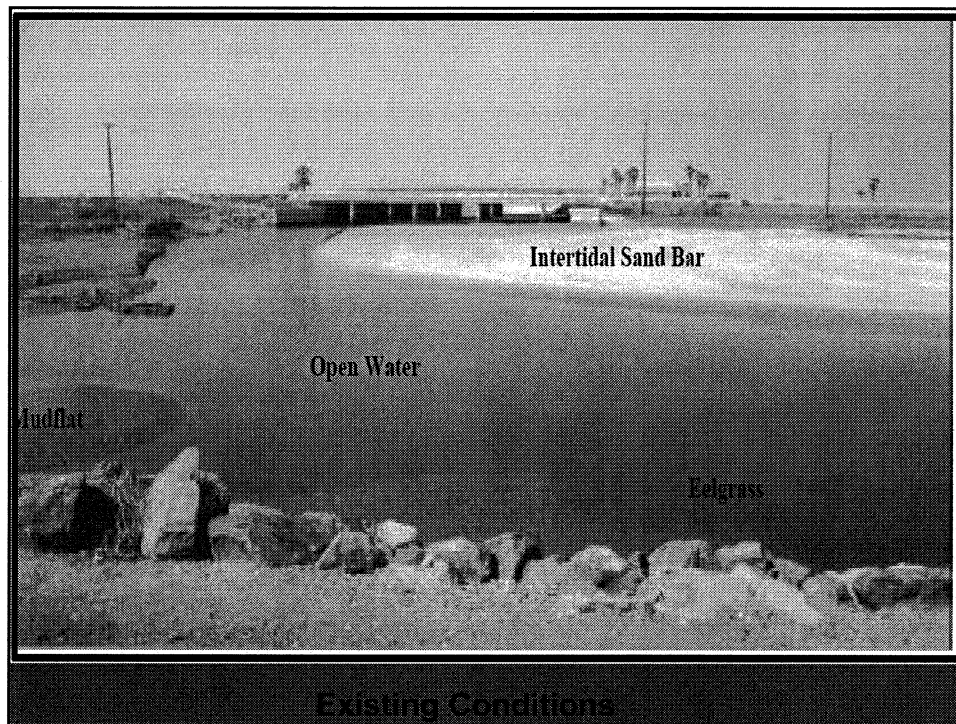
Purpose of the Meeting

- History of Huntington Beach Wetlands
- Description of site and existing conditions
- Restoration Plans
- Status of project
- Timetable

HUNTINGTON BEACH WETLANDS
Conceptual Restoration Study

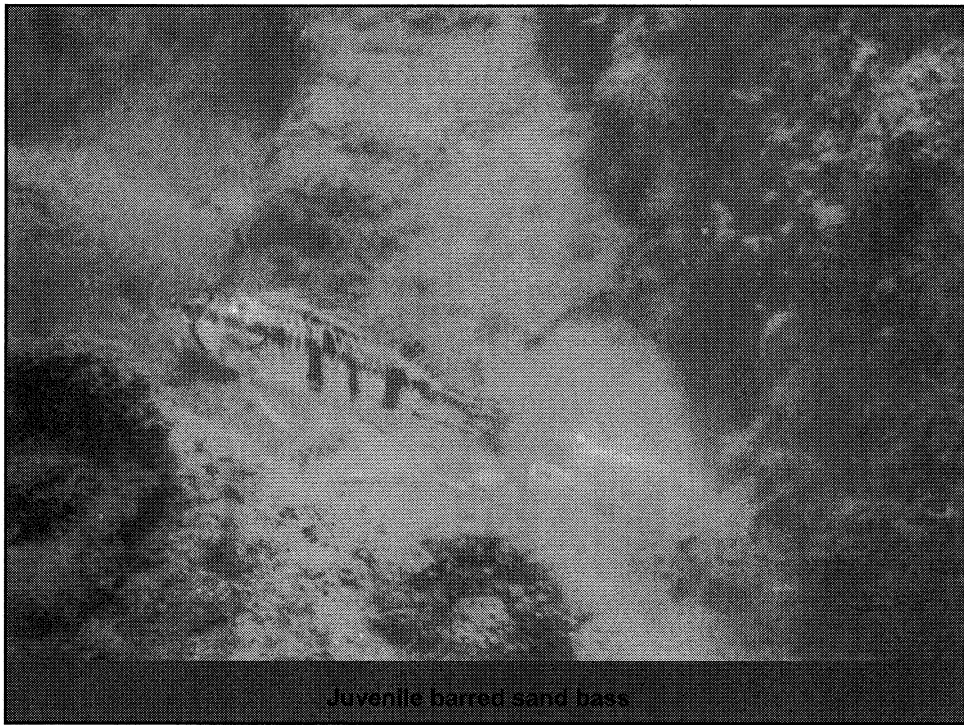




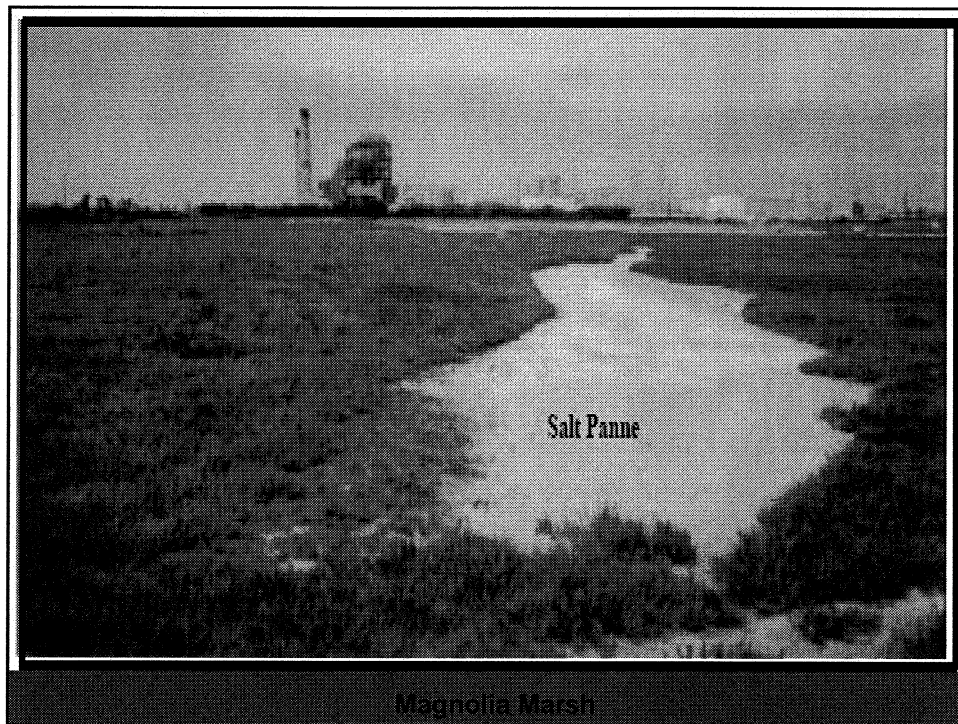




Speckled Scallops



Juvenile barred sand bass



HUNTINGTON BEACH WETLANDS
Coastal Restoration Study

Study Management Committee

- Huntington Beach Wetlands Conservancy
- California Coastal Conservancy
- U.S. Fish and Wildlife Service
- NOAA Fisheries
- City of Huntington Beach
- County of Orange, Flood Control District
- California Department of Fish and Game
- California Coastal Commission

Restoration Goals and Objectives

HUNTINGTON BEACH WETLANDS

Conceptual Restoration Study

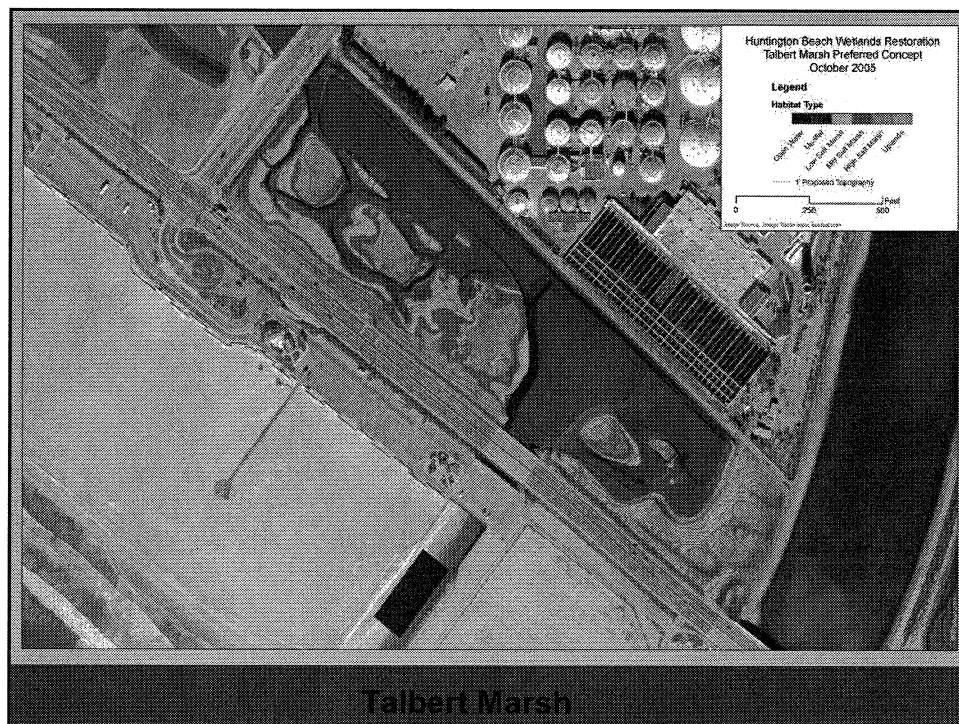
- Restore all degraded wetlands to functioning habitat;
- Enhance and expand habitat for threatened and endangered species;
- Enhance tidal flows;
- Maintain, and to the extent feasible, improve water quality;
- Maintain flood control integrity;
- Provide public access and education opportunities.

Design Team

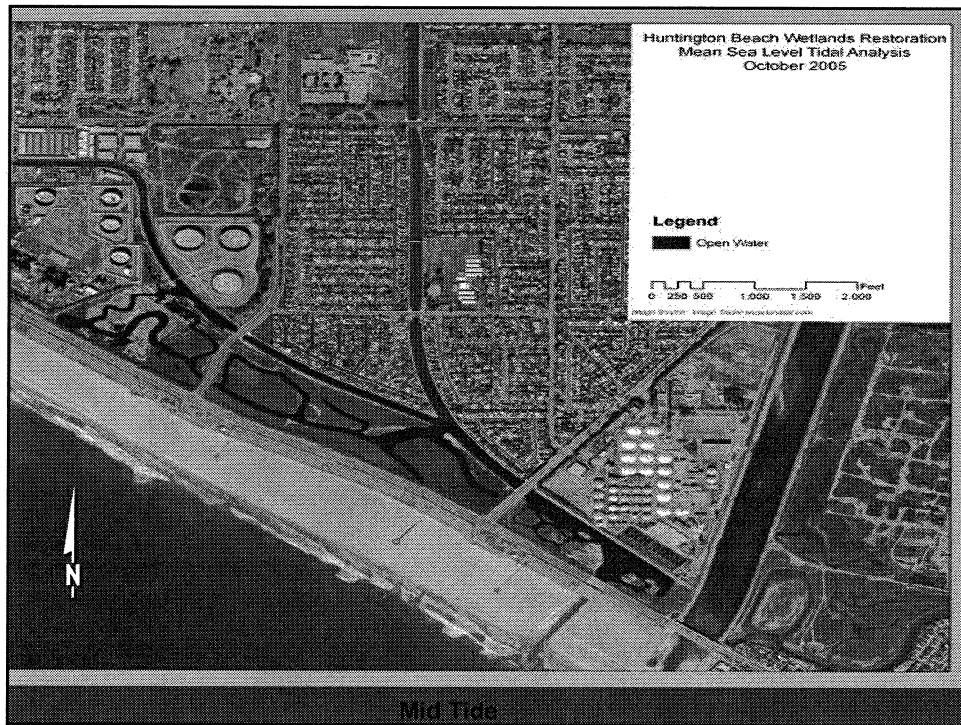
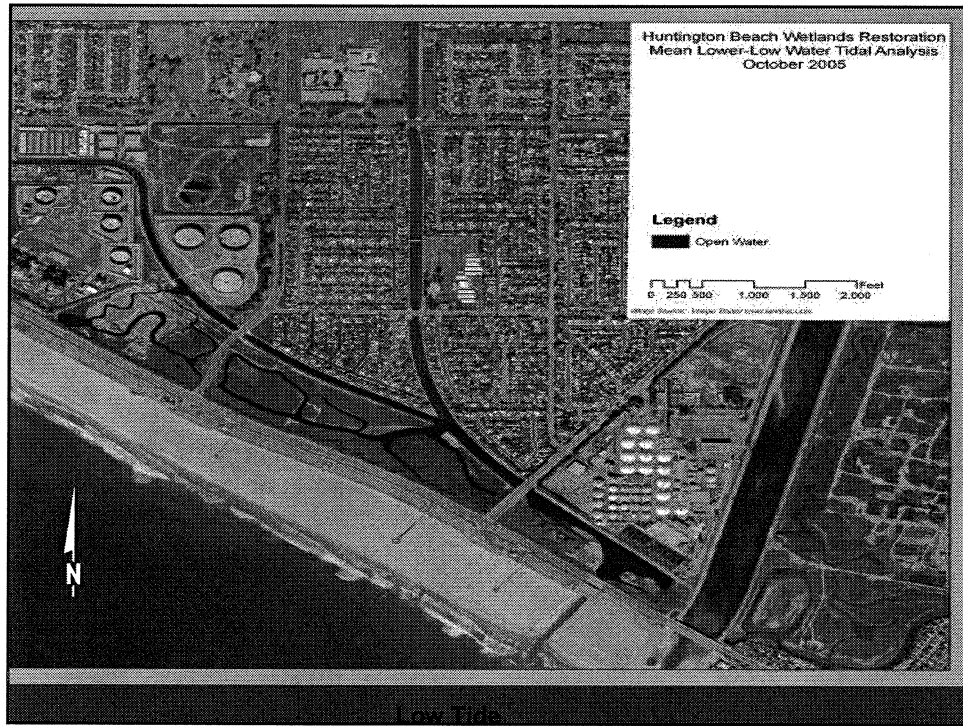
HUNTINGTON BEACH WETLANDS

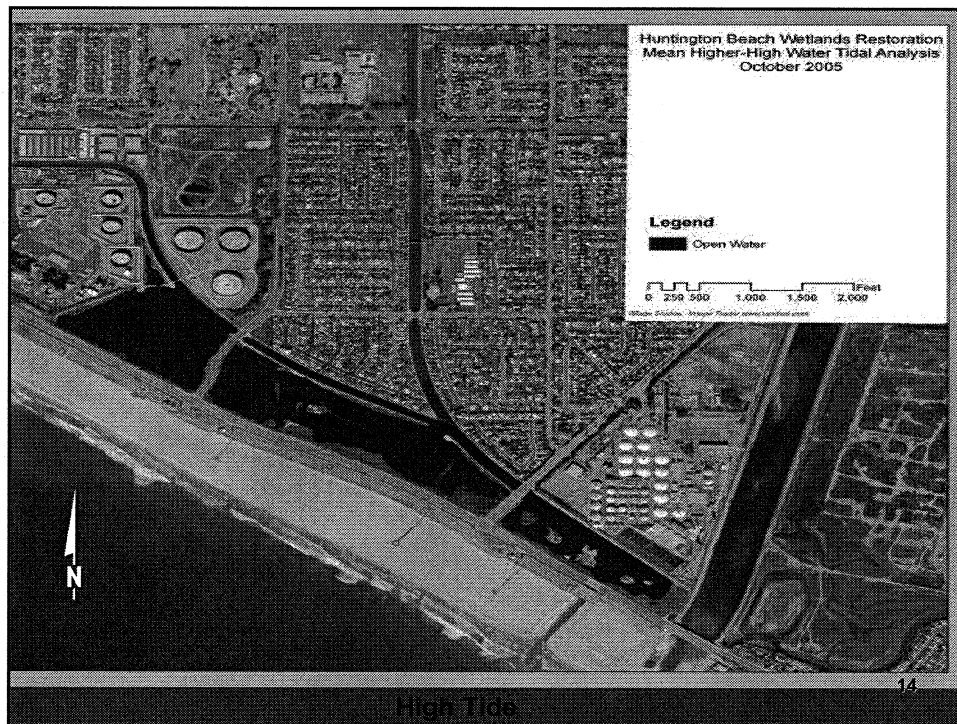
Conceptual Restoration Study

- Moffatt & Nichol Engineers
- Merkel & Associates - Biology
- Geosyntec - Hazardous materials evaluation
- Kleinfelder - Soils analysis
- New West Land - Public Access
- Chambers Group - Environmental





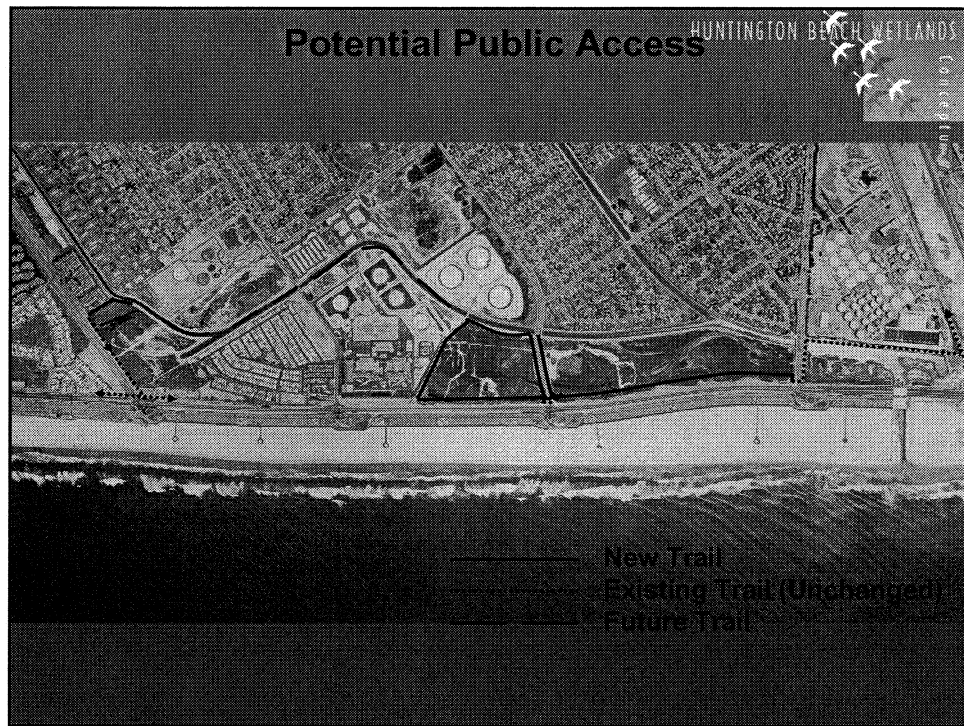




Work Completed to Date

- Studied alternatives for restoration
- Selected the preferred alternative
- Secured funding
- Performed necessary site investigations
- Prepared and circulated a Mitigated Negative Declaration
- Submitted permit applications
- Preparing engineering plans & specifications for construction

HUNTINGTON BEACH WETLANDS
CONCEPTUAL RESTORATION STUDY



Benefits to the Public

HUNTINGTON BEACH WETLANDS
Conceptual Restoration Study

- Permanent open space (held in the public trust)
- A local and regional amenity for:
 - Access for recreation, interpretation and solitude
 - Education, including potential school programs
 - Improved quality of life
- Potential economic benefits through eco-tourism
- Linkage to the proposed 1,000-acre Orange Coast River Park
- A unique experience accessible at our front doorstep

Restoration Schedule

- Negative Declaration currently being circulated
- Huntington Beach Planning Commission – Nov. 2007
- Coastal Commission Feb – March 2008
- Complete Engineering Plans & Bid Docs – May 2008
- Begin Talbert & Brookhurst Marsh – Sept. 2008 finish by March, 2009
- Begin Magnolia Marsh – Sept 2010 – March, 2011

Public Involvement

- Letters to the State Coastal Conservancy
- City of Huntington Beach Planning Commission
- California Coastal Commission Hearing

